

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

67 Joy Street, Braybrook Vic 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price | \$750,000

### Median sale price

Median price \$803,500

Property Type House

Suburb Braybrook

Period - From 29/12/2021

to 28/12/2022

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	16 Turner Cr BRAYBROOK 3019	\$720,000	16/12/2022
2	4 Showers St BRAYBROOK 3019	\$705,000	30/07/2022
3	15 Melrose St BRAYBROOK 3019	\$500,000	13/07/2022

**OR**

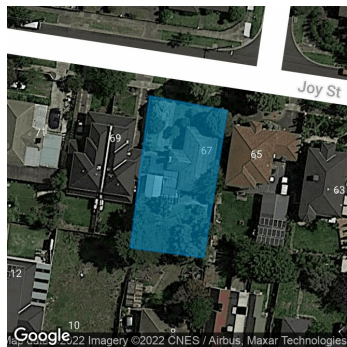
~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/12/2022 15:04

67 Joy Street, Braybrook Vic 3019

Tony Gerace  
03 9687 1344  
0411 121701  
tonygerace@burnham.com.au



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 598 sqm approx

**Agent Comments**

**Indicative Selling Price**

**\$750,000**

**Median House Price**

29/12/2021 - 28/12/2022: \$803,500

## Comparable Properties



**16 Turner Cr BRAYBROOK 3019 (REI)**

**Agent Comments**



**Price:** \$720,000

**Method:** Private Sale

**Date:** 16/12/2022

**Property Type:** House

**Land Size:** 642 sqm approx

**4 Showers St BRAYBROOK 3019 (REI/VG)**

**Agent Comments**



**Price:** \$705,000

**Method:** Auction Sale

**Date:** 30/07/2022

**Property Type:** House (Res)

**Land Size:** 508 sqm approx

**15 Melrose St BRAYBROOK 3019 (VG)**

**Agent Comments**



**Price:** \$500,000

**Method:** Sale

**Date:** 13/07/2022

**Property Type:** House (Res)

**Land Size:** 544 sqm approx

**Account - Burnham** | P: 03 9687 1344 | F: 03 9687 2044



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